

PETITION FOR ZONING RE-CLASSIFICATION
AND/OR SPECIAL EXCEPTION

TO THE BOARD OF APPEALS OF BALTIMORE COUNTY:

I, or we, MARY M. KLIMM, legal owner... of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition (1) that the zoning status of the herein described property be re-classified, pursuant to the Zoning Law of Baltimore County, from an R.C. 2 zone to an R.C. 5 zone; for the following reasons:

* George Gregory Klimm, James Jeffrey Klimm, Martin Kevin Klimm and Matthew Mark Klimm

1. Zoning is in error.
2. Genuine change in conditions.

and (2) for a Special Exception, under the said Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property, for:

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above re-classification and/or Special Exception advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

McLean Properties Joint Venture
John W. Hession, III, Esquire
Contract purchaser

306 W. Joppa Road
BALTO - MD 21204
W. Lee Harrison
Petitioner's Attorney

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Petitioner's Attorney

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W. Lee Harrison
Petitioner's Attorney

RE: PETITION FOR RECLASSIFICATION : BEFORE
from R.C. 2 to R.C. 5 : COUNTY BOARD OF APPEALS
735' NE of Park Heights Avenue :
4350' SE of Walnut Avenue : OF
4th District :
Baltimore County
Mary M. Klimm, et al :
Petitioners : No. R-80-71
McLean Properties Joint Venture :
Contract Purchaser :

OPINION

The case before the Board is a petition for reclassification of approximately 13.2 acres of property located northeast of Park Heights Avenue approximately 4350 feet southeast of Walnut Avenue, in the Fourth Election District of Baltimore County.

The Petitioner introduced exhibits #1, #2 and #3 which outline the subject property and a proposed right-of-way from same to Park Heights Avenue. As noted on Petitioner's Exhibit #1, an irregularly drawn line divides the subject property into approximately 13.2 acres of R.C. 2 zoning and approximately 17.78 acres of R.C. 5 property.

James Hoswell, a planner for Baltimore County, told the Board that this irregularly drawn line was a drafting error made by the Planning staff and perpetuated into a final zoning demarcation line by the County Council when they adopted the comprehensive zoning map for this area in October, 1976. Mr. Hoswell stated that it was the intention of the Planning staff to draft this demarcation line along the southern and eastern boundaries of the subject property.

The Board was told that a physical inspection of the subject property reflects no rhyme nor reason for dividing the property into the two zoning classifications as was drawn on the 1976 maps. Hence, for the reasons set out above, the Board will grant the reclassification as petitioned.

ORDER

For the reasons set forth in the foregoing Opinion, it is this 19th day of November, 1979, by the County Board of Appeals, ORDERED that the reclassification petitioned for of approximately 13.2 acres of R.C. 2 zoned land, as outlined on Petitioner's

Mary M. Klimm, et al - R-80-71

Exhibit #1, be and the same is hereby GRANTED, and said property is hereby reclassified to an R.C. 5 zone.

Any appeal from this decision must be in accordance with Rules 8-1 thru 8-12 of the Maryland Rules of Procedure.

COUNTY BOARD OF APPEALS
OF BALTIMORE COUNTY

Walter A. Reiter, Jr., Chairman

LeRoy B. Spurrer

John A. Miller

RE: PETITION FOR RECLASSIFICATION : BEFORE THE
from R.C. 2 to R.C. 5 : COUNTY BOARD OF APPEALS
4th Election District :
Mary M. Klimm, et al : OF BALTIMORE COUNTY
Petitioners :

MEMORANDUM

Now come Mary M. Klimm, George Gregory Klimm, James Jeffrey Klimm, Martin Kevin Klimm and Matthew Mark Klimm, legal owners, by W. Lee Harrison, their attorney, and state that the reclassification requested should be granted and for reasons say:

1. That the zoning is in error because it divides the property into two incompatible zones despite the fact that there are no physical characteristics which would form the basis for a logical delineation of zoning on said property.
2. That said property had no suitable access to Park Heights Avenue which could be utilized for the construction of a public road which meets the standards of Baltimore County but the Petitioners have now acquired such rights, thereby constituting a genuine change in conditions.

W. Lee Harrison
W. Lee Harrison
306 W. Joppa Road
Towson, Maryland 21204
828-1335
Attorney for Petitioners

Snyder and Law, Inc.

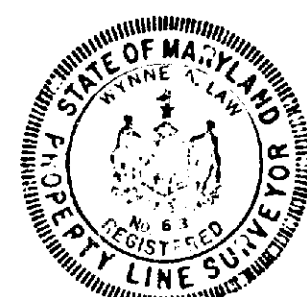
Surveyors:
1911 Hanover Pike
Hampstead, Md. 21074
Phone: (301) 239-7744

Description for Re-zoning

Beginning for the same at a point 735 feet, more or less, northeasterly from a point in Park Heights Avenue, 4350 feet, more or less, southeasterly from the intersection of Park Heights Avenue and Walnut Avenue and at the southwest corner of Lot No. 4 as shown on the plat entitled "Plat of Part of The Caves", recorded among the Land Records of Baltimore County, Maryland, in Plat Book J.W.C. No. 2, Part 1, Folio 89, running thence with the outlines of said Lot No. 4:

- 1.) 111° 31' 45" E 400.00 feet, thence through the said Lot No. 4;
- 2.) 119° 41' 10" E 1090.00 feet, thence;
- 3.) 106° 30' 22" E 500.07 feet to the northernmost boundary line of said Lot No. 4, thence with the outline thereof;
- 4.) 106° 37' 13" E 17.00 feet, thence;
- 5.) 30° 01' 14" E 541.55 feet and thence;
- 6.) 30° 50' 24" E 1340.00 feet to the place of beginning.

Containing 13.2342 acres of land, more or less.



ITEM NO. 6

PROPERTY OWNER: Mary M. Klimm, et al
LOCATION: 735' N/E of Park Heights Avenue, 4,350' S/E of Walnut Avenue
ELECTION DISTRICT: 4
COUNCILMANIC DISTRICT: 3
ACREAGE: 13.24

RECOMMENDED DATE OF HEARING: Week of October 22, 1979
GEOGRAPHICAL GROUP: None
FUNCTIONAL CATEGORY: None

ZONING PRIOR TO ADOPTION OF 1976 COMPREHENSIVE ZONING MAP: R.D.P.
EXISTING ZONING: R.C. 2
REQUESTED ZONING: R.C. 5

PLANNING BOARD RECOMMENDATION: Retain Existing Zoning (R.C. 2)

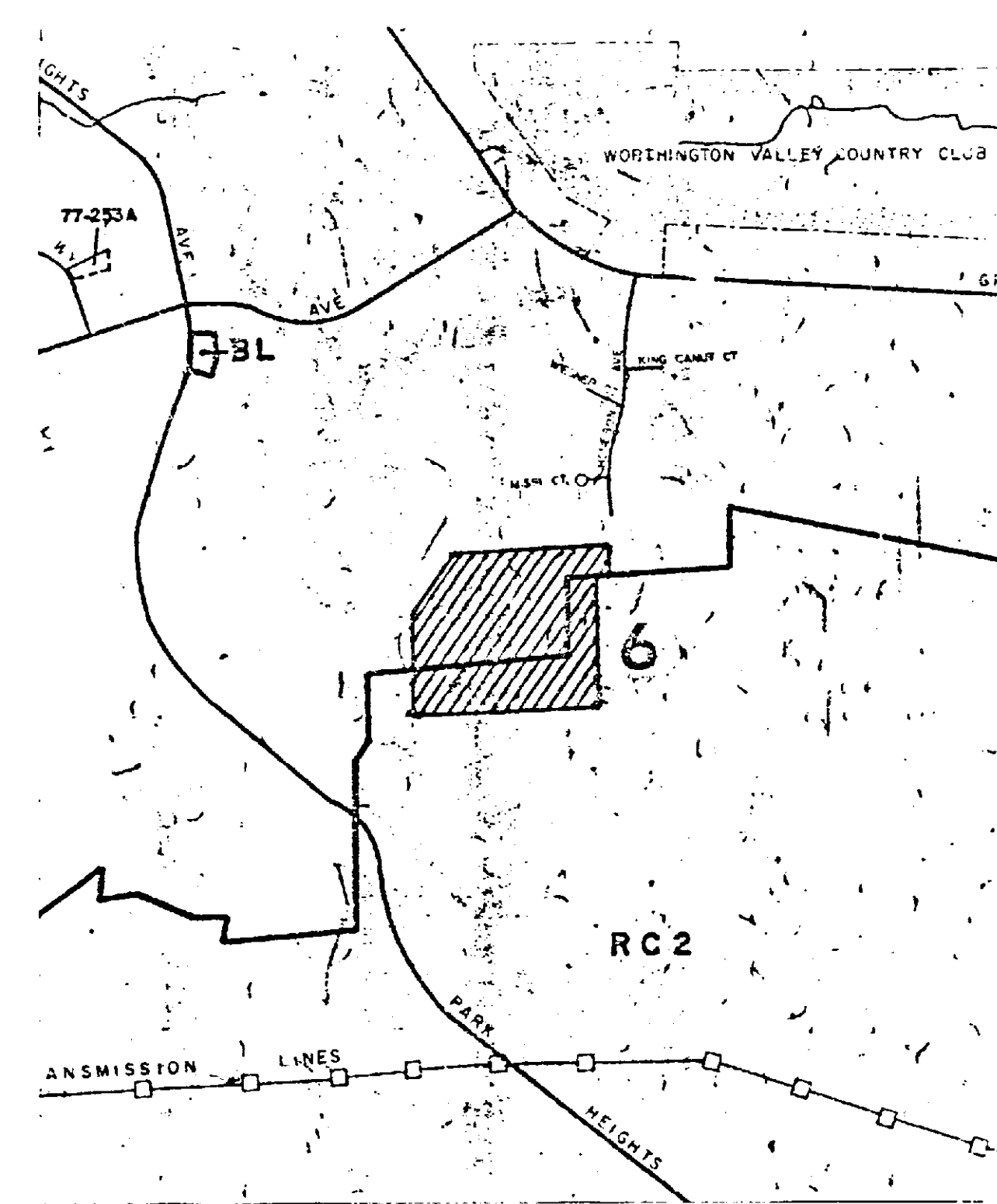
This parcel of land is a portion of a 31-acre property located in the vicinity of Park Heights and Walnut Avenues. The remainder of the tract is zoned R.C. 5. The general area can be characterized as a combination of low-density residential development, wooded, and farm land. The petitioner is requesting a change from R.C. 2 to R.C. 5 zoning.

Prior to the adoption of the 1976 Comprehensive Zoning Map, the subject property was zoned R.D.P. The preparation and processing of this map covered a period of more than two years, the process was widely publicized, and included numerous public hearings by both the Planning Board and the County Council. R.C. 5 zoning was not requested nor was R.C. 2 zoning proposed for the subject property during the entire process.

The State Highway Administration's representative on the Zoning Advisory Committee stated, in part, that "the plot does not indicate the location of the point of access into the site from Park Heights Avenue"; hence, he stated his inability to comment as to the extent of problems that future development may cause.

A review by the planning staff indicated that there are soils in the agricultural classification within the subject tract boundaries. The Planning Board believes that the existing zoning is appropriate here and that the zoning map is correct.

It is therefore recommended that the existing zoning, R.C. 2, be retained.



LOCATION OF PROPERTY UNDER PETITION
BASE MAP 2D
SCALE 1" = 1000'

FEB 11 1980

RE: PETITION FOR RECLASSIFICATION : BEFORE THE COUNTY BOARD OF APPEALS
from R.C. 2 to R.C. 5 Zone
735' NE Park Heights Ave., 4350'
SE Walnut Ave., 4th District : OF BALTIMORE COUNTY

MARY M. KLIMM, et al, Petitioners : Case No. R-80-71

To the Honorable, Members of Said Board:

Pursuant to the authority contained in Section 524.1 of the Baltimore County Charter, I hereby enter my appearance in this proceeding. You are requested to notify me of any hearing date or dates which may be now or hereafter designated therefore, and of the passage of any preliminary or final Order in connection therewith.

Peter Max Zimmerman
Peter Max Zimmerman
Deputy People's Counsel

John W. Hessian, III
John W. Hessian, III
People's Counsel for Baltimore County
County Office Building
Towson, Maryland 21204
494-2188

I HEREBY CERTIFY that on this 2nd day of October, 1979, a copy of the foregoing Order was mailed to W. Lee Harrison, Esquire, 306 W. Joppa Road, Towson, Maryland 21204, Attorney for Petitioners; and McLean Properties Joint Venture, Suite 417 W. Quadrangle, Baltimore, Maryland 21210, Contract Purchaser.

John W. Hessian, III
John W. Hessian, III

RECEIVED
BALTIMORE COUNTY
SEP 12 9 21 AM '79
COUNTY BOARD
OF APPEALS
BY:

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

W. Lee Harrison, Esquire
306 West Joppa Road
Towson, Maryland 21204

cc: Snyder & Law, Inc.
1911 Hanover Pike
Hampstead, Maryland 21074

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building
111 W. Chesapeake Ave.
Towson, Maryland 21204

Your Petition has been received and accepted for filing
this 16th day of May 1979.

Eric DiNenna
S. ERIC DI NENNA
Zoning Commissioner

Petitioner: Mary M. Klimm, et al
Petitioner's Attorney: Harrison

Reviewed by: *Nicholas B. Commodari*
Nicholas B. Commodari
Chairman, Zoning Plans
Advisory Committee

baltimore county
office of planning and zoning
TOWSON, MARYLAND 21204
1-801-494-3211

LESLIE H. GRAEF
DIRECTOR

May 29, 1979

Mr. Walter A. Reiter, Jr., Chairman
Board of Appeals
Room 219 - Court House
Towson, Maryland 21204

Dear Mr. Reiter:

Comments on Item #6, Zoning Cycle V, April 1979, are as follows:

Property Owner: Mary M. Klimm, et al
Location: 735' NE Park Heights Ave 4350' SE Walnut Avenue
Existing Zoning: RC-2
Proposed Zoning: RC-5
Acres: 13.24342
District: 4th

This office has reviewed the subject petition and offers the following comments. These comments are not intended to indicate the appropriateness of the zoning in question, but are to assure that all parties are made aware of plans or problems with regard to development plans that may have a bearing on this petition.

The petitioner must comply with the Baltimore County Subdivision Regulations if the petition is granted.

Very truly yours,

John L. Wimbley
John L. Wimbley
Planner III
Current Planning and Development

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

COUNTY OFFICE BLDG.
111 W. Chesapeake Ave.
Towson, Maryland 21204

cc: Nicholas B. Commodari
Chairman

MEMBERS

Bureau of Engineering
Department of Traffic Engineering
State Roads Commission
Bureau of Fire Prevention
Health Department
Project Planning
Building Department
Board of Education
Zoning Administration
Industrial Development

May 11, 1979

W. Lee Harrison, Esquire
306 West Joppa Road
Towson, Maryland 21204

RE: Item No. 6 - Cycle V
Petitioner-Mary M. Klimm, et al
Reclassification Petition

Dear Mr. Harrison:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition and has made an on-site field inspection of the property. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Because of your clients' proposal to reclassify this property from R.C. 2 to R.C. 5, this Reclassification petition is required. The property in question consists of approximately 13.24 acres and is part of a larger tract of land currently zoned R.C. 5. As indicated in the enclosed comments from the State Highway Administration, a revised plan, indicating the point of access into the site from Park Heights or Henson Avenues, must be submitted to this office.

Because the proposed use of the subject property was not indicated on the submitted site plan, it is impossible for this Committee to make detailed comments concerning this petition. If said petition is granted, it should be emphasized that all applicable Baltimore County requirements must be satisfied. In keeping with this and prior to application for the necessary building permits, your surveyor should submit a preliminary plan of the proposed development to be reviewed by this Committee.

Item No. 6 - Mary M. Klimm, et al
Page Two
May 11, 1979

This petition for Reclassification will be accepted for filing on the date of the enclosed filing certificate. Notice of the hearing date and time, which will be between September 1 and December 31, 1979, will be forwarded to you well in advance.

Very truly yours,

Nicholas B. Commodari
NICHOLAS B. COMMODARI
Chairman
Zoning Plans Advisory Committee

NBC/sf

cc: Snyder & Law, Inc.
1911 Hanover Pike
Hampstead, Maryland 21074

baltimore county
department of public works
TOWSON, MARYLAND 21204

THORNTON M. MOURING, P.E.
DIRECTOR

May 2, 1979

Mr. S. Eric DiNenna
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Item #6 (Cycle V-April - October 1979)
Property Owner: Mary M. Klimm, et al
735' NE Park Heights Ave. 4350' SE Walnut Ave.
Existing Zoning: RC 2
Proposed Zoning: RC 5
Acres: 13.24342 District: 4th

Dear Mr. DiNenna:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

General:

This property comprises a portion of the plat of "The Caves - Plat 1" recorded J.W.S. 2 - Part 1, Folio 89.

Highways:

Park Heights Avenue (M. 129) is a State Road; therefore, all improvements, intersections, entrances and drainage requirements as they affect the road come under the jurisdiction of the Maryland State Highway Administration. Any utility construction within the State Road right-of-way will be subject to the standards, specifications and approval of the State in addition to those of Baltimore County.

It is the responsibility of the Petitioner to ascertain and clarify his rights in and to the indicated private 30-foot right-of-way to Park Heights Avenue.

Sediment Control:

Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

Storm Drains:

Provisions for accommodating storm water or drainage have not been indicated on the submitted plan.

Item #6 (Cycle V-April - October 1979)
Property Owner: Mary M. Klimm, et al
Page 2
May 2, 1979

Storm Drains: (Cont'd)

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Petitioner.

In accordance with the drainage policy, the Petitioner is responsible for the total actual cost of drainage facilities required to carry the storm water run-off through the property to be developed to a suitable outfall.

Open stream drainage requires a drainage reservation or easement of sufficient width to cover the flood plain of a 100-year design storm. However, a minimum width of 50 feet is required.

Future drainage and utility easements are required through this property.

Water and Sanitary Sewer:

Public water supply and sanitary sewerage are not available to serve this property, which is beyond the Baltimore County Metropolitan District and the Urban-Rural Demarcation Line. Baltimore County Water and Sewerage Plans W and S-16A, as amended, indicate "Planned Service" in the area in 11 to 30 years.

Very truly yours,

Ellis North N. Diver, P.E.
ELLIS NORTH N. DIVER, P.E.
Chief, Bureau of Engineering

END:EAM:FWR:ss

cc: J. Wimbley
D. Grise

T-NE Key Sheet
57 & 58 NW 25 & 26 Pgs. Sheets
NW 15 G Topo
49 & 50 Tax Maps

FEB 11 1980

April 26, 1979

Mr. Walter A. Reiter, Jr.
Chairman - Board of Appeals
County Office Bldg.
Towson, Maryland 21204

Re: Zoning Cycle V, April, 1979
ITEM: #6
Property Owner: Mary M. Klimm, et al
Location: 735' NE Park Heights Ave. (Route 129)
4350' SE Walnut Ave.
Existing Zoning: R.C. 2
Proposed Zoning: R.C. 5
Acres: 13.24342
District: 4th

Dear Mr. Reiter:

The plat does not indicate the location of the point of access into the site from Park Heights Avenue. Without this and indication of landmarks, we are unable to locate the point of access and, therefore, are unable to comment as to the extent of problems that future development may cause. The existing 30' right of way to Park Heights Avenue may be inadequate to accommodate construction of a proper means of access.

We are of the opinion that no action should be taken in this matter until the plat is revised and the site is inspected. The plat should indicate the proposed zoning change.

Very truly yours,

Charles Lee, Chief
Bureau of Engineering
Access Permits

By: John E. Meyers

CL:JEM:vr

My telephone number is (301) 383-4320

P.O. Box 717 / 300 West Preston Street, Baltimore, Maryland 21203

JOHN D. SEYFFERT
DIRECTOR

April 24, 1979

Mr. S. Eric DiNenna, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Dear Mr. DiNenna:

Comments on Item # 6 Zoning Advisory Committee Meeting, CYCLE V
are as follows:

Property Owner: Mary M. Klimm, et al
Location: 735' NE Park Heights Ave. 4350' SE Walnut Ave.
Existing Zoning: R.C. 2
Proposed Zoning: R.C. 5

Acres: 13.24342
District: 4th

The items checked below are applicable:

X A. Structure shall conform to Baltimore County Building Code (B.C.B.C.) 1970 Edition and the 1971 Supplement, State of Maryland Code for the Handicapped and aged and other applicable codes.

X B. A building permit shall be required before construction can begin.

C. Additional Permits shall be required.

D. Building shall be upgraded to new use - requires alteration permit.

E. Three sets of construction drawings will be required to file an application for a building permit.

X F. Three sets of construction drawings with a registered Maryland Architect or Engineer's original seal may be required to file an application for a building permit.

G. Wood frame walls are not permitted within 3'0" of a property line. Contact Building Department if distance is between 3'0" and 6'0" of property line.

H. Requested setback variance conflicts with the Baltimore County Building Code. See Section .

I. No Comment.

X J. Comment: Drawings shall be reviewed by this department as they develop, for additional comments.

Very truly yours,
Charles E. Rumbach
Plans Review Chief

CEB:rrj

STEPHEN E. COLLINS
DIRECTOR

May 3, 1979

Mr. Walter A. Reiter, Jr.
Chairman, Board of Appeals
Court House
Towson, Maryland 21204

Item No. 6 - ZAC - Cycle V
Property Owner: Mary M. Klimm, et al
Location: 735' NE Park Heights Ave. 4350' SE Walnut Avenue
Existing Zoning: R.C. 2
Proposed Zoning: R.C. 5

Acres: 13.24342
District: 4th

Dear Mr. Reiter:

The existing R.C. 2 zoning can be expected to generate approximately 25 trips per day and the requested R.C. 5 zoning can be expected to generate approximately 75 trips per day.

Very truly yours,

Michael S. Flanagan
Engineer Associate II

MSF/hmd

MSF/hmd

DONALD J. ROOP, M.D., M.P.H.
DEPUTY STATE AND COUNTY HEALTH OFFICER

May 14, 1979

Mr. Walter Reiter, Chairman
Board of Appeals
Court House
Towson, Maryland 21204

Dear Mr. Reiter:

Comments on Item #6, Zoning Advisory Committee Meeting for Cycle V, are as follows:

Property Owner: Mary M. Klimm, et al
Location: 735' NE Park Heights Ave. 4350' SE Walnut Ave.
Existing Zoning: R.C. 2
Proposed Zoning: R.C. 5
Acres: 13.24342
District: 4th

The Zoning Plan, as submitted, does not include enough information to enable the Baltimore County Department of Health to make complete comments.

Any proposed private sewage disposal systems and water wells must comply with all regulations set forth by Baltimore County Department of Health, Water Resources Administration and Maryland State Department of Health and Mental Hygiene.

Very truly yours,

Ian J. Forrest, Acting Director
BUREAU OF ENVIRONMENTAL SERVICES

IJF/JEP/fth

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: April 30, 1979

Mr. S. Eric DiNenna
Zoning Commissioner
Baltimore County Office Building
Towson, Maryland 21204

Z.A.C. Meeting of: Cycle V

RE: Item No: 6
Property Owner: Mary M. Klimm, et al
Location: 735' NE Park Heights Ave. 4350' SE Walnut Ave.
Present Zoning: R.C. 2
Proposed Zoning: R.C. 5

District: 4th
No. Acres: 13.24342

Dear Mr. DiNenna:

Schools servicing this area can accommodate any pupil yield from any planned development.

Very truly yours,

W. Nick Petrovich
Field Representative

WNP/bp

JOSEPH N. MCGOWAN, PRESIDENT
T. BAYARD WILLIAMS, JR., VICE-PRESIDENT
MARCUS M. ROYBARRIS

THOMAS H. BOYER
MRS. LOURAIN F. CHIRCOB
ROGER D. HATLEN
ROBERT Y. DUBEL, SUPERINTENDENT

ALVIN LORECK
MRS. MILTON R. SMITH, JR.
RICHARD W. TRACEY, D.V.M.

Paul H. Reincke
CHIEF

May 22, 1979

Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Attention: N. Commodari, Chairman
Zoning Advisory Committee

Re: Property Owner: Mary M. Klimm, et al

Location: 735' NE Park Heights Ave. 4350' SE Walnut Ave.

Item No. 6 Zoning Agenda Cycle V

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

() 1. Fire hydrants for the referenced property are required and shall be located at intervals or feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.

() 2. A second means of vehicle access is required for the site.

() 3. The vehicle dead end condition shown at

EXCEEDS the maximum allowed by the Fire Department.

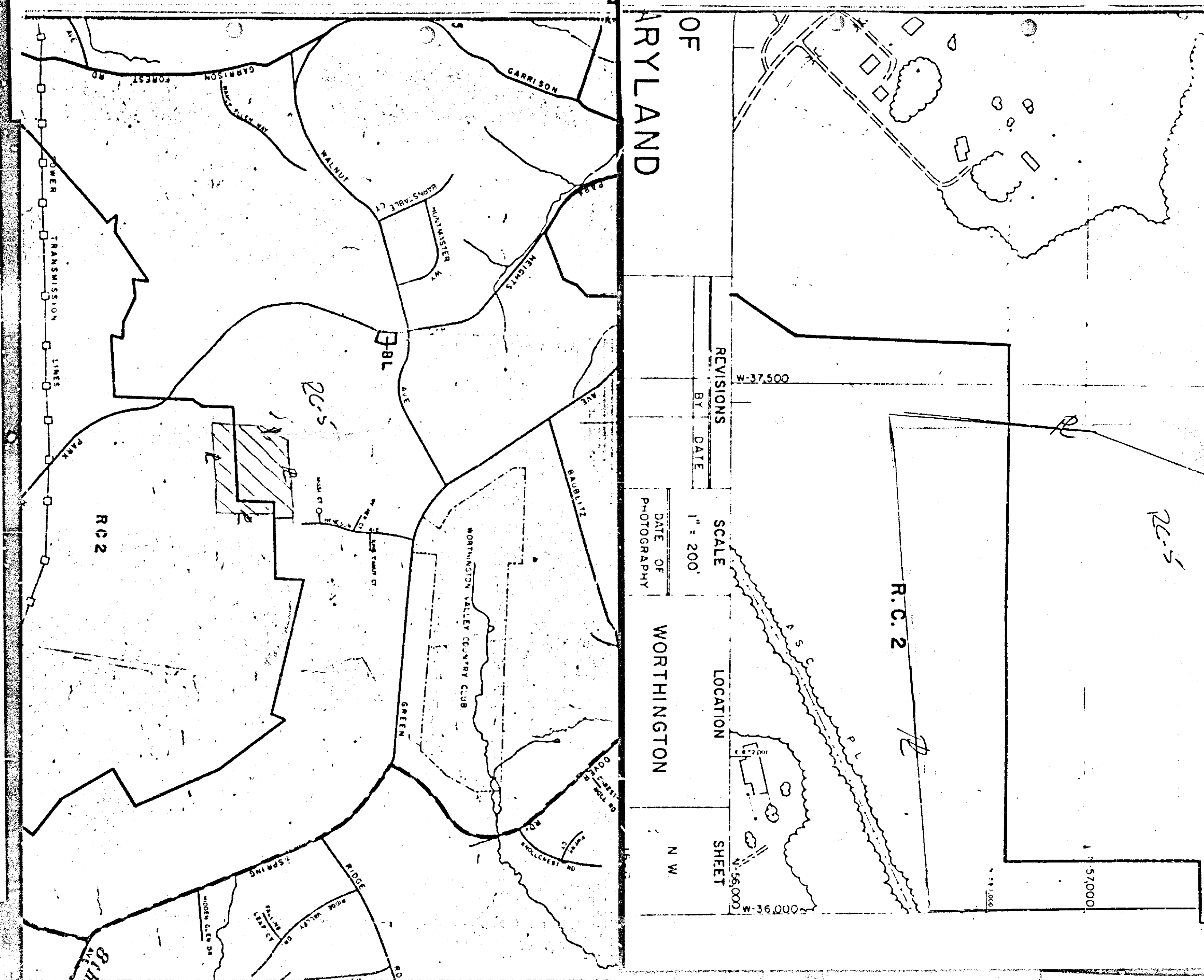
() 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operations.

() 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 Edition prior to occupancy.

() 6. Site plans are approved as drawn.

(X) 7. The Fire Prevention Bureau has no comments, at this time.

REVIEWED BY: [Signature] Noted and Approved: [Signature]
Planning Group Fire Prevention Bureau
Special Inspection Division



FEB 11 1980

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 4th Date of Posting: 4/23/79
Posted for: David of Appeals
Petitioner: Mary M. Klimm, et al
Location of property: NE Park Heights Ave, 4350' St. Dulant
Location of Signs: S.E. corner of Park Hgts Ave and Walnut Ave
Remarks: Ad. Sign
Posted by: Ad. Sign Date of return: 10/24/79

PETITION FOR RECLASSIFICATION
4th District
ZONING: Petition for Reclassification from R.C. 2 to R.C. 5
LOCATION: Northeast of Park Heights Avenue, 4350 feet South-east of Walnut Avenue
DATE & TIME: Tuesday, November 6, 1979 at 10:00 A.M.
PUBLIC HEARING: Room 218, Courthouse, Towson, Maryland
The County Board of Appeals for Baltimore County by authority of the Baltimore County Charter will hold a public hearing: Present Zoning: R.C. 2 Proposed Zoning: R.C. 5
All that parcel of land in the Fourth District of Baltimore County, Maryland, being the same as a point 735 feet, more or less, north-easterly from a point in Park Heights Avenue, 4350 feet, more or less, southeasterly from the intersection of Park Heights Avenue and Walnut Avenue and at the southeast corner of Lot No. 4 as shown on the plat entitled "Plat of Part of The Caves", recorded among the Land Records of Baltimore County, Maryland, in Plat Book J.W.S. No. 2, Part 1, Folio 88, running thence with the outlines of said Lot No. 4:
1) N 11° 01' 45" E 400.00 feet, thence through the said Lot No. 4;
2) N 89° 41' 10" E 1090.00 feet thence;
3) N 5° 24' 30" E 559.87 feet to the northernmost boundary line of said Lot No. 4, with the outlines thereof;
4) N 88° 27' 18" E 170.00 feet, thence;
5) S 8° 01' 10" W 841.50 feet and thence;
6) S 88° 58' 24" W 1386.00 feet to the place of beginning.
Containing 13.2432 acres of land, more or less.
State the property of Mary M. Klimm, et al, as shown on plat filed with the Zoning Department Hearing Date: Tuesday, November 6, 1979 at 10:00 A.M.
Public Hearing: Room 218, Courthouse, Towson, Maryland.
BY ORDER OF:
WALTER A. REITER, JR.,
CHAIRMAN
COUNTY BOARD OF APPEALS OF BALTIMORE COUNTY
Oct. 18, 1979



TOWSON, MD. 21204 October 18, 1979

THIS IS TO CERTIFY, that the annexed advertisement of PETITION FOR RECLASSIFICATION-Mary M. Klimm, et al was inserted in the following:

- ☐ Catonsville Times ☐ Arbutus Times
☐ Essex Times ☒ Community Times
☐ Towson Times

weekly newspapers published in Baltimore, County, Maryland, once a week for one successive weeks before the 19 day of October 19 79, that is to say, the same was inserted in the issues of October 18, 1979

STROMBERG PUBLICATIONS, INC.

BY: Louis J. Stromberg

CERTIFICATE OF PUBLICATION

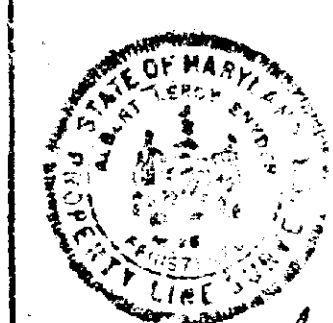
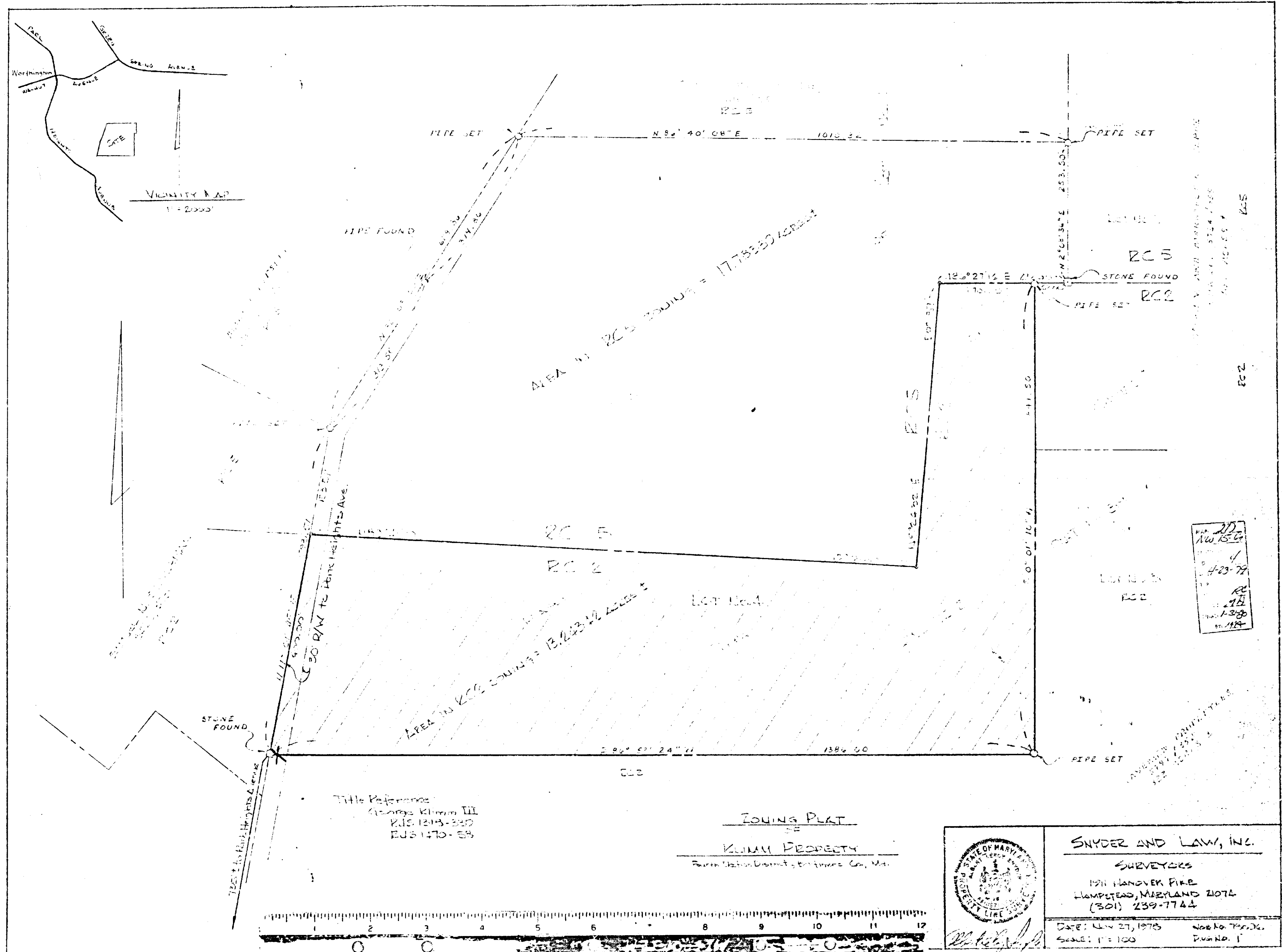
TOWSON, MD., October 18, 1979.

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., once in each of one time successive weeks before the 19th day of November, 19 79, the first publication appearing on the 18th day of October 19 79.

L. Frank Stromberg
Manager.

Cost of Advertisement, \$

PETITION FOR RECLASSIFICATION
4th District
ZONING: Petition for Reclassification from R.C. 2 to R.C. 5
LOCATION: Northeast of Park Heights Avenue, 4350 feet South-east of Walnut Avenue
DATE & TIME: Tuesday, November 6, 1979 at 10:00 A.M.
PUBLIC HEARING: Room 218, Courthouse, Towson, Maryland.
The County Board of Appeals for Baltimore County, by authority of the Baltimore County Charter will hold a public hearing: Present Zoning: R.C. 2 Proposed Zoning: R.C. 5
All that parcel of land in the Fourth District of Baltimore County, Maryland, being the same as a point 735 feet, more or less, north-easterly from a point in Park Heights Avenue, 4350 feet, more or less, southeasterly from the intersection of Park Heights Avenue and Walnut Avenue and at the southeast corner of Lot No. 4 as shown on the plat entitled "Plat of Part of The Caves", recorded among the Land Records of Baltimore County, Maryland, in Plat Book J.W.S. No. 2, Part 1, Folio 88, running thence with the outlines of said Lot No. 4:
1) N 11° 01' 45" E 400.00 feet, thence through the said Lot No. 4;
2) N 89° 41' 10" E 1090.00 feet, thence;
3) N 5° 24' 30" E 559.87 feet to the northernmost boundary line of said Lot No. 4, with the outlines thereof;
4) N 88° 27' 18" E 170.00 feet, thence;
5) S 8° 01' 10" W 841.50 feet and thence;
6) S 88° 58' 24" W 1386.00 feet to the place of beginning.
Containing 13.2432 acres of land, more or less.
Being the property of Mary M. Klimm, et al, as shown on plat filed with the Zoning Department. Hearing Date: Tuesday, November 6, 1979 at 10:00 A.M.
Public Hearing: Room 218, Courthouse, Towson, Maryland.
By Order Of:
WALTER A. REITER, JR.,
Chairman
County Board of Appeals of Baltimore County
Oct. 18, 1979



SNYDER AND LAW, INC.

SURVEYORS

1211 HANOVER FIRE
LAMPSTEAD, MARYLAND 21074
(301) 239-7744

Date: Nov 27, 1978 No. 10, 750, 36
Scale: 1" = 100' Dwg. No. 1